

# **EXCLUSIVE VIEWS**

## **SCHEDULE OF FINISHES FOR FIT-OUT**

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### ***Luxury residence - Pointe aux Canoniers - Mauritius***

**Note :** Following the Title Deed descriptions, all apartments and penthouses are delivered without any fit-out. Once transfer of the Title Deed has occurred , each owner will contract with Blue Sails directly on an agreed schedule of finishes, which the standard is listed below and represents the finishes as per the architects specifications and drawings.

### **1.0 WALLS**

- The thicknesses of the structural elements are determined by the structural engineer.
- External and Internal structural walls: concrete block walls 100mm, 150mm or 200mm as per the engineers details.
- Internal walls: All walls mentioned above will be clad in Gypsum and skimmed smooth. All internal walls depending on finishes will be a combination of Gypsum sound and waterproof dry walling skimmed smooth. Lafarge gypsum drywall, 60 min fire rate internal partition system. Non load bearing drywall system, 12mm Standard Plasterboard- double layer each side. 64mm stud. 60min fire rating. Sound reduction index 45dB. 64 mm Drywall Lafarge steel stud: 65mm Drywall Lafarge steel track: 12mm tapered edge. Floor and ceiling finishes as per specification.
- Indicative dimension of ceramic wall tiles, for walls and shower: 600 x 300 mm.
- Shower doors as per the architect's layout and specifications and will be made of frameless tempered glass where applicable.

### **2.0 FLOORS**

- Indicative dimension of the floor tiles: approximately 600 x 600 mm.
- Indicative dimension of floor tiles in showers: mosaic or tiles as per the architects layout.
- Wood plinths round all tiled surfaces, except in bathrooms.
- Internal loft flooring structure - GMS Structure with quick step flooring, insulation and Bondek as per the engineer's design. The floor finish will be either or a combination of ceramic tiles, moso wood flooring and timber plinths, according to the architect's layout and design.

### **3.0 CEILINGS**

- The plaster of the ceilings will be composed of cement and stone sand "rocksand" in a ratio of 1: 3 with a smooth finish with a trowel or suspended false ceilings where required and indicated by the architect

#### **4.0 OPENINGS**

- Doorframes: The doorframes will be in solid wood
- Interior distribution doors: Timber doors and frames as per the architects' specification.

#### **5.0 PAINTING**

- 3 coats emulsion paint on all surfaces.

#### **6.0 KITCHEN**

- The kitchen will be equipped with an electric 4 plate cooking hob, an extractor hood and a built-in oven
- Granite or solid stone worktop with 200mm splash back
- Door and drawer handle Stainless steel look, Invisible hinges, drawers on fully extendable rails.
- Kitchens will be as per the architect's layout and design and of the highest quality
- Grohe brand mixer tap or as per the architects specification

#### **7.0 CUPBOARDS**

The cupboard carcasses and doors in veneered timber according the architects specifications

- Aluminum wardrobe bar
- Drawers on fully extendable rails with speed reducers, Drawer front in chipboard with wood effect finish. Invisible hinges with retarders. Solid wood or copper finish aluminum handle

#### **8.0 SANITARY WARE**

- The sanitary equipment will be defined by the Architect, Duravit brand or equivalent quality and Grohe brand for the taps or equivalent quality.
- The bathroom accessories will be defined by the Architect, Grohe brand or equivalent quality.
- The washbasins in the bathrooms will be placed on a granite or similar product as per the architect's specification.

## **9.0 ELECTRICAL SUPPLY**

- The conduits of electric cables will be recessed. The installation of the electrical system will be carried out in accordance with the instructions of the Engineer.
- The electrical equipment will be of the Legrand brand of the Arteor Neutral White "Square" version.
- Each residential unit will be provided with its own electrical box connected to the main electrical boxes located in a dedicated technical room (the generator set technical room),

## **10.0 COMMUNICATIONS**

- High speed internet optical fiber is included in the standard apartment and the fit-out will include all required cabling to satellite dishes, but exclude the actual satellite dish and or decoder. All apartments will have routers with wi-fi to all the rooms.
- All cables will pass through buried or concealed conduits to data points.
- The subscription for those services will have to be taken and paid by each owner

## **11.0 WATER SUPPLY**

- The installation of the plumbing system will be carried out in accordance with the Engineer's specifications. Recessed cross-linked polyethylene power supplies with shut-off valve for each housing.
  - The hot water will be produced by a split type solar water heater with an electric immersion element as a backup, or in some cases by mean of individual electric or gas heaters (the installation is included in the purchase price)
  - The plumbing installation includes a hot and cold water system in the bathrooms.
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